

116.0

0008

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

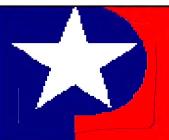
713,100 / 713,100

USE VALUE:

713,100 / 713,100

ASSESSED:

713,100 / 713,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DOTHAN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CONTY CHRISTOPHER R &	
Owner 2: PATRICIA WARDEN	
Owner 3:	

Street 1:	16 DOTHAN STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	KARRIS NICHOLAS P -
Owner 2:	-
Street 1:	16 DOTHAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 8,907 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2388 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	8907	Sq. Ft.	Site	0	70.	0.73	6		Road Co	-5					456,995						457,000		

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8907.000	256,100		457,000	713,100		74984
Total Card	0.204	256,100		457,000	713,100	Entered Lot Size	GIS Ref
Total Parcel	0.204	256,100		457,000	713,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	298.64	/Parcel: 298.6	Land Unit Type:	Insp Date

09/14/18	9054!
PRIOR ID #1:	74984
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	
PRINT TIME:	
12/10/20	23:34:26
LAST REV DATE:	
LAST REV TIME:	
09/27/18	15:48:53
APPROVED:	
APPROVAL DATE:	
APPROVAL TIME:	
APPROVAL BY:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
ratio:	

Parcel ID: 116.0-0008-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,000	0	8,907.	457,000	713,000	713,000	Year End Roll	12/18/2019
2019	101	FV	207,900	0	8,907.	450,500	658,400	658,400	Year End Roll	1/3/2019
2018	101	FV	207,900	0	8,907.	346,000	553,900	553,900	Year End Roll	12/20/2017
2017	101	FV	207,900	0	8,907.	326,400	534,300	534,300	Year End Roll	1/3/2017
2016	101	FV	207,900	0	8,907.	300,300	508,200	508,200	Year End	1/4/2016
2015	101	FV	206,900	0	8,907.	280,700	487,600	487,600	Year End Roll	12/11/2014
2014	101	FV	206,900	0	8,907.	258,500	465,400	465,400	Year End Roll	12/16/2013
2013	101	FV	206,900	0	8,907.	258,500	465,400	465,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARRIS NICHOLAS	43548-420		8/19/2004	Change>Sale	395,000	No	No		
TARBELL CATANZA	30731-137		10/4/1999		237,000	No	No		
	19491-192		11/1/1988			1	No	No	A

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
11/22/2004	MEAS&NOTICE
10/4/1996	163
	PATRIOT
	6/8/2005
	Info Fm DEED
	BR
	B Rossignol
	6/8/2005
	Permit Visit
	BR
	B Rossignol
	6/19/2000
	MLS
	2/10/2000
	Mailer Sent
	2/10/2000
	Measured
	263
	PATRIOT
	9/1/1993
	RV
Sign:	VERIFICATION OF VISIT NOT DATA

